

Glossary of Terms

Activity Centers: designated areas of primary activity within the community, intended to serve as focal points for the areas of the community within which they are located. The uses that each of the Activity Centers may contain will vary depending upon the characteristics and needs of the area in which they are located.

Adequate Public Facilities: the public facilities and services necessary to maintain adopted level-of-service standards in specific geographic areas for various facilities, such as but not limited to streets, park and recreation facilities, water and sewer service, storm drainage, and fire and police protection.

Appropriate Locations (for land uses): areas that are determined to be appropriate for a particular type of land use or activity, as typically measured by compatibility of land use; appropriate levels of impact, such as may result from noise, lighting, or other environmental effects; and ability to provide adequate public facilities to meet the needs of the proposed land use.

Buffer Zone: the installation of plant materials, fencing, or landforms (or a combination of these measures) between two or more properties which inhibits visibility and/or mitigates the transmission of noise, dust, lights, and other nuisances from one property to another.

Certainty: the right to undertake and complete a development and use of property under the terms and conditions of an approval granted by a governmental agency.

Cluster: a development design technique that concentrates building lots in specific areas on a site to allow the remaining land to be used for common open space and/or preservation of environmentally sensitive site features.

Compact Development: a focused layout of developed land that shapes growth in a manner that preserves the region's natural environment, livability, and sense of community by directing growth to well-defined contiguous areas; protecting open lands and natural resources; and delivering public facilities and services more effectively.

Density Bonuses: an increase to the otherwise maximum allowable number of housing units in a development proposal on a specific site in exchange for the developer's provision of a public benefit or amenity.

Design Standards: standards and regulations pertaining to the physical development of site including requirements pertaining to yards, heights, lot area, fences, walls, landscaping area, access, parking, signs, setbacks, and other physical requirements.

Industrial: businesses that produce or handle goods or services for export to areas outside of the city, including manufactured goods, research activities, warehousing and distributions, and the support services associated with a regional or national headquarters of a services- or goods-producing organization.

Infill: the development of new housing or other uses on vacant lands and scattered vacant sites within or close to already built-up areas.

Interface: the area between one of clearly urban, developed characteristics and one of rural or natural, undeveloped characteristics.

Mixed-Use Neighborhood: a neighborhood that is the focus of residential uses, but also includes a mixture of uses for varied types of housing along with other secondary uses that serve the neighborhood, designed to be walkable, livable, and varied. “Walkable” means that an area can be walked across in about 10 minutes, with access to community facilities. “Livable” means a neighborhood that is designed to be safe, with a focused center and easy access by various means of travel to schools, shopping, and services. “Varied” means that a variety of buildings, spaces, and activities are included, designed and operated in harmony with the residential nature of the neighborhood.

Open Space: any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Parks: a tract of land, designated and used by the public or, if privately owned, for private use, for active and passive recreation.

Planning Reserve Area: an area within the Urban Growth Boundary in which future development and extension of services are planned.

Redevelopment: the replacement or reconstruction of buildings that either do not make efficient and effective use of the land on which they are located, or are in substandard physical condition.

Rural Growth Boundary: for lands in unincorporated areas of the county that are suitable for rural development, as well as lands to be preserved as open lands.

Small Area Plans: special area plans for a defined neighborhood or area of the city or county, typically developed with the involvement of residents of the area for which the plan has been prepared, that serve as an amendment or adjunct to the City or County Comprehensive Plan.

Sprawl: development that can be characterized by the following factors:

- Low-density development that is dispersed and uses a lot of land;
- Geographic separation of essential places such as work, homes, schools, and shopping; and
- Almost complete dependence on automobiles for travel.

Traffic Congestion: a condition experienced when traffic grows beyond a point after which the level-of-service on a fixed-capacity roadway deteriorates to unacceptable levels.

Urban: an area with physical characteristics, levels of service, and land uses typically associated with more densely populated areas, such as paved streets; neighborhood parks; curb, gutter, and sidewalk; public water and sewer; storm drainage systems; and police and fire services.

Urban Growth Boundary: the line on a map that is used to mark the separation of urbanizable land from rural land and within which urban growth should be encouraged and contained and outside of which urban development should not occur.